



City of  
**Rockville**  
Get Into It

## **Planning Commission Staff Report: Site Plan Application STP2013-00146, 201 West Gude Drive**

**MEETING DATE:** February 27, 2013

**REPORT DATE:** February 20, 2013

**FROM:** Margaret Hall, Planner II  
Planning Division  
240.314.8226  
MHall@rockvillemd.gov

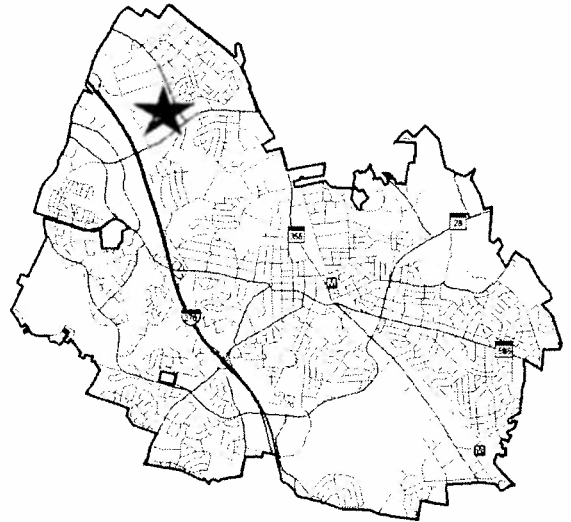
**APPLICATION DESCRIPTION:** Proposes to place an award winning "green" development house and a solar vehicle charging station on the property for educational purposes. To support expected tours, a 700 square foot laboratory/restroom building is also proposed.

**APPLICANT:** PEPCO Holdings Inc.  
701 Ninth Street, NW  
Washington, DC 20068

**FILING DATE:** October 31, 2012 (Accepted for processing December 18, 2012)

**RECOMMENDATION:** Approval, subject to recommended conditions and based on the findings stated within the staff report to allow placement of a 950 square foot demonstration house, a 130 square foot charging station and a 700 square foot exhibit lab/restroom building.

**EXECUTIVE SUMMARY:** The project qualifies as a Major Amendment to Use Permit USE1983-00289, processed as a Level 2 Site Plan pursuant to Section 25.05.07 of the Zoning Ordinance. The 40.6646 acre property is in the MXE (Mixed-Use Employment) Zone. Current use of the property as PEPCO's Rockville Service Center is divided between design and service/installation functions. The WaterShed house, exhibit center and charging station are proposed as educational tools for alternate energy methods and design. The Planning Commission must review the Major Amendment at a public meeting and provide an opportunity for the public to comment. Action on the application is subject to the findings of Section 24.07.01.a.3(a), as outlined in this report.



## Table of Contents

RECOMMENDATION .....	3
SITE DESCRIPTION .....	3
Vicinity .....	4
PROJECT DESCRIPTION .....	4
Previous Related Actions .....	4
Proposal .....	5
PROJECT ANALYSIS .....	5
Master Plan .....	5
Land Use Map .....	6
Master Plan Compliance .....	6
Infrastructure/ Adequate Public Facilities Standards (APFS) .....	6
Roads and Transportation .....	6
Water and Sewer .....	6
Schools .....	6
Fire and Emergency Service .....	6
Transportation and Circulation .....	7
Parking .....	7
Transportation .....	7
Historic Resources .....	7
Environment .....	7
Environmental Guidelines .....	7
Forest and Tree Preservation Ordinance (FTPO) .....	7
Forest Conservation .....	8
Minimum Tree Cover .....	8
Significant Trees .....	8
Stormwater Management .....	8
Green Building .....	9
Zoning Ordinance Compliance .....	9
Neighborhood Compatibility .....	9
COMMUNITY OUTREACH .....	10
FINDINGS .....	10
CONDITIONS .....	12

### Attachments:

1. Aerial Map .....	1-1
2. Planned Land Use Map .....	2-1
3. Zoning Map .....	3-1
4. Site Plan .....	4-1
5. Elevations .....	5-1
6. Combined SWM Concept Approval Letter .....	6-1

## RECOMMENDATION

Approval, subject to the conditions noted on pages 13 through 14.

## SITE DESCRIPTION

The 40.6646 acre property contains PEPCO's Rockville Service Center. The office building on the southwestern corner of the property houses customer service facilities, bill paying and engineering offices. The other, larger part of the property contains two support buildings along with supplies and trucks for crew assignment.

The entire street frontage, along both Gaither Road and West Gude Drive is heavily lined with trees. The office building is accessible off West Gude Drive and is separated from supplies and trucks associated with installation and repair by a fence. The driveway as well as the parking lot supporting the office building are completely surrounded by a treed buffer except for the driveway that connects the office building side to the work yard. Along the drive aisle that leads to the construction side of the property is a small break in the treeline that was originally setup for training. A little farther along the drive aisle, adjacent to the office building is where the exhibit lab/restroom building and charging station are proposed.

**Location:** 201 West Gude Drive

**Applicant:** Tami Watkins, Government Affairs  
PEPCO Holdings Inc.  
701 Ninth Street, NW  
Washington, DC 20068

**Land Use Designation:** Restricted Industrial/Office Park (see Attachment #2)

**Zoning District:** MXE, Mixed Use Employment (see Attachment #3)

**Existing Use:** Utility Service Center

**Parcel Area:** 40.6646 acres

**Subdivision:** Lot D, PEPCO-Rockville Service Center

**Building Floor Area:** 950 Square Foot WaterShed House, 130 Square Foot Charging Station and 700 Square Foot Exhibit Lab/Restroom Building.

**Dwelling Units:** None

**Building Height:** All three buildings are under 18 feet tall. Their actual elevation will vary slightly based on engineering.

**Parking:** The surface lot that serves the office building contains 227 parking spaces, 99 of which are required. This overall number will be adjusted slightly for modification of the bus drop-off area.

### **Vicinity**

The subject property is located on the northwest corner of West Gude Drive and Gaither Road. To the north, relatively new office buildings known as the Redland Corporate Center are located on property that was subdivided off the PEPCO property in 2001. To the east, across Gaither Road, lies single-family residential properties located in the King Farm development. Office and research laboratory buildings are located to the west within the National Capital Research Park subdivision. Homes located in the Rockville Estates and Woodley Garden neighborhoods are located to the south across West Gude Drive.

<b>Surrounding Land Use and Zoning</b>			
<b>Location</b>	<b>Zoning</b>	<b>Planned Land Use</b>	<b>Existing Use</b>
<b>North</b>	MXE, Mixed-Use Employment	Restricted Industrial/Office Park	Office
<b>East</b>	PD-KF, Planned Development – King Farm	Comprehensive Planned Development	Residential
<b>South</b>	R-90 Single Unit Detached Dwelling Restricted Residential and Park	Detached Residential (Medium Density 2. To 4 Units Per Acre)	Single Unit Detached Residential and Park
<b>West</b>	MXE, Mixed-Use Employment	Restricted Industrial/Office Park	Office, Research Lab

### **PROJECT DESCRIPTION**

Section 25.05.07 of the Zoning Ordinance provides for Amendments to Approved Development. An increase in the floor area of any non-residential portion of buildings on the site must be processed as a Major Amendment. Because applications for this property were previously approved by the Planning Commission and because the annexation agreement, generated when this property came into the City in 1974, requires review by the Planning Commission for all “improvements” on the site, this application is being processed as a Level 2 Site Plan.

### **Previous Related Actions**

- December, 1974 – Annexation Application ANX1974-00071, to annex 69.7764 acres of land for a regional service center for PEPCO.
- January, 1984 – Use Permit Application USE1983-00289, for a regional service center to include an office building, a warehouse and a vehicle maintenance garage.
- November 8, 2000 – Final Record Plats PLT2000-00238 and PLT2000-00239
- August 29, 2012 - Pre-Application Area Meeting Held

- August 30, 2012 – DRC Pre-Application Meeting Held
- October 31, 2013 - Site Plan Application Submitted
- December 18, 2012 – Site Plan Application Accepted
- January 2, 2013 - Post Application Area Meeting Held
- January 3, 2013 - DRC Meetings by Staff and with Applicant Held
- January 24, 2013 - DRC Meeting by Staff Held

## **Proposal**

In 2011, the University of Maryland won first place in the U.S. Department of Energy's Solar Decathlon for their WaterShed house. It is a 950 square foot green home with solar panels, a green roof, constructed wetland and an energy efficient mechanical system capable of producing a zero demand energy footprint. The Technology Exploration Center is a 700 square foot laboratory which will be used for testing smart grid technologies and energy efficient home appliances. Demonstrations of these technologies will be offered within the building. The Technology Exploration Center will also include restrooms. A 130 square foot solar powered vehicle charging station will be constructed adjacent to the Technology Exploration Center.

## **PROJECT ANALYSIS**

### **Master Plan**

The property is located in Planning Area 15, which includes the non-residential areas of the King Farm and Falls Grove developments together with the Research Boulevard and Piccard Drive developments. Critical issues for the Planning Area are noted in the 2002 Approved and Adopted City of Rockville Comprehensive Master Plan.

The critical issues section of the Master Plan notes that several properties along Research Boulevard and Piccard Drive were developed well below the floor area ratio allowed at the time. It was noted that the underdevelopment of the sites combined with the expansive siting of buildings made it difficult to provide traditional transit services. The recommendations included amending the development standards to improve transit serviceability, encouraging public-private cooperation in providing alternative modes of transit and monitoring the effects of increased traffic due to redevelopment and new development.

## **Land Use Map**

The City's Planned Land Use Map (see **Attachment #2**) includes the property within the Restricted Industrial/Office Park designation. Properties to the west are similarly designated, as is the property to the north. The King Farm development designated as Comprehensive Planned Development is located to the east. Medium Density Detached Residential and Public Park and Open Space are the designated uses for the properties to the south.

## **Master Plan Compliance**

All facets of the 2002 Master Plan have been evaluated as part of the review of this application. No specific mention of the property is included in the Master Plan. This is a site that is occupied by PEPCO, a public utility, as a multifunction service center. The proposed structures and their functions are deemed to be accessory uses to the site.

## **Infrastructure/ Adequate Public Facilities Standards (APFS)**

### **Roads and Transportation**

Based on the applicant's completion of the Comprehensive Transportation Review (CTR), the project did not require a traffic study for future review. The limited number of tours scheduled for the WaterShed house, exhibit center and the charging station display will not significantly impact nearby roads and transportation systems nor impact circulation on the existing site.

### **Water and Sewer**

Information provided by the applicant indicates that the proposed development will be served by connections to private water and sewer lines located on-site. No connections to the public water and sewer mains are proposed or requested.

### **Schools**

The project does not include any residential units.

### **Fire and Emergency Service**

No significant impacts on emergency services are anticipated as a result of this project. The Rockville Volunteer Fire Department provides fire protection and emergency response. Rockville does not provide this service as part of the municipal government. Of the two fire stations in Rockville, the station on Hungerford Drive in Rockville serves

this area, although Station 23 is available to supplement service. None of the uses proposed with this project are considered high risk and do not require full response from three stations within 10 minutes.

## **Transportation and Circulation**

### **Parking**

Even with the loss of eight to ten parking spaces to accommodate the bus drop off area, there are more than double the number of parking spaces needed for the office building and the proposed structures on the site.

### **Transportation**

The tours will be scheduled in advance. They are accessory to the main function of this site and will not affect traffic or transportation either on-site or to the roadways around this area.

## **Historic Resources**

The site has been reviewed by the Historic District Commission staff as part of the Natural Resources Inventory/Forest Stand Delineation approval. The site is not in a historic district and there is no indication that the site, or existing buildings, would be considered for historic designation.

## **Environment**

### **Environmental Guidelines**

The property is adjacent to a stream on its western side. It also contains significant forested areas. Due to the proposed location of the buildings and the size of the property, the proposed structures will not impact these areas.

### **Forest and Tree Preservation Ordinance (FTPO)**

Due to the small scope of the project, a Preliminary Forest Conservation Plan (FCP) was not required and in lieu of this, the applicant has submitted a Final FCP. The Final FCP has been reviewed by the City Forester's office and deemed to be approvable pending site plan and detailed engineering approval.

The project area is 0.32 acres and is located within the larger 40.66 acre Pepco property. The site plan submission is subject to all of the Forest and Tree Preservation Ordinance

requirements including forest conservation, significant tree replacement and minimum tree cover. The project will meet all of these requirements within the overall site. An area of forest near the Gude Drive entrance will be utilized to meet the forest conservation requirement.

### Forest Conservation

Since the limits of disturbance for the project are less than one-quarter of the entire lot area, the forest conservation calculations are based on the disturbed area which is also referred to as the project area. There is approximately 0.1 acres of low-moderate priority forest within the project area; all of which will be removed resulting in a reforestation requirement of 0.16 acres. The forest is designated as low-moderate priority due to the lack of species diversity, as well as the type of trees dominating the stand, and the presence of non-native and invasive plants. Pepco will record a forest conservation easement and declaration of covenants for a 0.16 acre area forest adjacent to Gude Drive and located within a stream valley buffer (SVB). Since this forest is within the SVB it is deemed high priority for retention.

### Minimum Tree Cover

The Minimum Tree Cover requirement for the MXE zone is 15% or 2070 sq. ft. The project proposes to exceed the requirement through the planting of 11 evergreen trees within the project area.

### Significant Trees

Significant trees are defined as trees having a diameter at breast height (DBH) of 12" and greater outside of forest or 24" DBH and greater when located within forest. The project will remove one 22" DBH significant tree resulting in a replacement requirement of two trees which will be planted to the north of the watershed building along with an additional 9 new trees.

### Stormwater Management

Stormwater Management (SWM) for this project will be provided in compliance with the Combined Pre-Application and Development SWM Concept approval dated January 15, 2013 (see **Attachment 6-1**). Environmental Site Design to the Maximum Extent Practicable (ESD to the MEP) is provided through one micro-bioretention facility and two areas of permeable pavement. SWM for the remainder of the site and the portion of the adjacent rights-of-way subject to SWM is provided via SWM Alternatives.



## **Green Building**

The project is not required to meet the provisions of the Green Building Code. The WaterShed house however meets green development standards and is the reason behind locating the house on the property.

## **Zoning Ordinance Compliance**

The subject property is zoned MXE (Mixed-Use Employment District). The proposed use of the buildings for educational purposes are seen as accessory uses to the existing functions on the site, which are classified as office and service industrial. The purpose of the MXE zone is for locations in areas "that are either currently developed or are recommended for development primarily for office, light industrial and industrial park uses, this zone allows for medium density development of office, retail, and residential uses. A mix of office and residential uses, including live/work and work/live units, is encouraged. All three of the proposed structures comply with all applicable zoning standards.

## **Neighborhood Compatibility**

The PEPCO's Rockville Service Center has been located on the property since the 1980s. At that time, the 70-S Industrial Park to the west, the houses in the Rockville Estates/Woodley Gardens neighborhoods to the south and farmland surrounded the property to the north and east. The King Farm development came along after approvals were given in 1995. The northern part of the PEPCO property was divided off for development in 2000.

As the property now sits, it is completely surrounded by development, both residential and non-residential. Since the Rockville Estates/Woodley Gardens neighborhoods do not have access to West Gude Drive, there is a clear separation between this property and those homes. There is no conflict between the service center office building and the office buildings on Piccard Drive and on the property to the north. The only possible incompatibility seems to be to the east where the PEPCO property is near some of the homes in the King Farm development. These uses are however separated by significantly sized forested areas and all of the houses closest to the property are oriented with their fronts away from this property.

The placement of the proposed buildings will not change the established character or compatibility, and will not be visible from any surrounding properties. Access to the site is from West Gude Drive, away from the residential homes in the King Farm development.

## COMMUNITY OUTREACH

The applicant conducted the required Pre-application Area meeting on August 29, 2012 and the required post-application area meeting on January 2, 2013. No members of the public attended either meeting.

## FINDINGS

A Site Plan application that does not implement a Project Plan or a Special Exception, may be approved only if the applicable Approval Authority finds that the application will not:

- a) *Adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project;*

There are no health or safety issues related to the proposed structures and their related tours. The parking lot has been altered to include a bus drop off area that does not require students to cross drive aisles or other on-site traffic.

Based on the above, the project, as proposed, will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed project.

- b) *Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;*

The location on the property where the structures are proposed is very secluded and the tours will be conducted on a limited basis. Since the proposed structures and limited tours will not be obvious outside of the site they will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

- c) *Overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards;*

There is no residential use associated with this application, so it will not affect the schools capacity. The buildings will be sprinklered and vacant most of the time. Further, this project is not considered high risk and does not require full response from three fire stations within 10 minutes.

Full compliance with the Department of Public Works requirements will ensure that there is no impact on public sewer and water facilities as a result of this development.

Due to their limited size and limited activities the proposed building and use will not overburden existing and programmed public facilities as set forth in Article 20 of this Chapter and as provided in the adopted Adequate Public Facilities Standards.

*d) Adversely affect the natural resources or environment of the City or surrounding areas;*

All three structures are being placed in areas where there is minimal impact on the mature trees on the site. Because the site contains more than twice the number of parking spaces required, no new parking will need to be installed to accommodate the use. The WaterShed house is proposed in a break in the trees on site as is the lab/restroom building and charging station. Subject to the conditions proposed there is no evidence that the project would have an adverse impact on natural resources or the environment. The approval of this application will therefore not adversely affect the natural resources or environment of the City or the surrounding areas.

*e) Be in conflict with the Plan;*

The proposed development is not in conflict with the Plan. The property is zoned MXE, where an accessory use to the utility's office and service industrial uses is allowed. The proposed structures are an accessory use meant to demonstrate innovative design and environmentally sensitive alternatives. The proposed structures and uses are not in conflict with the Plan.

*f) Constitute a violation of any provision of this Chapter (the Zoning Ordinance) or other applicable law; or*

All aspects of the Zoning Ordinance have been checked as part of the review of this application. The structures are all less than 18 feet in height, are set back great distances from the lot lines and the use is permitted in the zone. The application will therefore not constitute a violation of any provision of the Zoning Ordinance or other applicable law.

*g) Be incompatible with the surrounding uses or properties.*

The proposed use of the property is in compliance with the permitted uses contained in the Zoning Ordinance. The display of the WaterShed house and the charging station offer an opportunity for students and interested parties to learn of some of the current technologies available. Since both are geared towards residential application and because the tours will be limited, the proposed development will not be incompatible with the surrounding uses or properties.

## **CONDITIONS**

1. Submission, for approval of the Chief of Planning, of twelve (12) copies of the site plan (on sheets no larger than 24 inches by 36 inches) altered to include the following:
  - a) Correctly depict the proposed buildings and include dimensions of the buildings;
  - b) Adjustment of the bus lane to accommodate the functional movements of a school bus;
  - c) Adjacent to the bus lane, shift the lead walk to a location that matches the expected location of the door of the bus.
  - d) Correctly depict the relocated handicapped parking spaces
2. Submission, for approval of the Chief of Planning, of nine (9) copies of the architectural plans (on sheets no larger than 24 inches by 36 inches).
3. Submission, for the approval of the Chief of Planning, of nine (9) copies of a coordinated detailed landscaping plan (on sheets no larger than 24 inches by 36 inches).

## **Forestry**

4. In accordance with the requirements of the Forest and Tree Preservation Ordinance, the applicant shall obtain approval of the Final Forest Conservation Plan (FCP) and obtain a Forestry Permit (FTP) prior to release of the Building and Department of Public Works permits.
  - a) The Final FCP shall be based on the Site Plan and provide tree plantings consistent with the Landscape Plan.
  - b) The Final FCP will be reviewed concurrently with the detailed engineering drawings that are submitted to the Department of Public Works.
5. The applicant must execute a Five-year Warranty and Maintenance Agreement in a form suitable to the City prior to issuance of the Forestry permit.
6. The applicant must execute and record among the Land Records a Forest Conservation Easement and Declaration of Covenants in a form suitable to the City prior to issuance of the Forestry permit.

## **Department of Public Works**

7. Submission, for review, approval, and permit issuance by the Department of Public Works (DPW), of the following detailed engineering plans, studies and computations, appropriate checklists, plan review and permit applications and associated fees:
  - a) Stormwater Management (SWM) Plans;
  - b) Sediment Control Plans for all disturbed areas;
  - c) All detailed engineering plans must be submitted on 24" x 36" sheets at 1" = 30' scale.
8. Submission, for review and approval by the City Attorney's office prior to DPW permit issuance, all necessary deeds, easements, dedications, and declarations.
9. Comply with conditions of Development SWM Concept Approval Letter dated January 15, 2013.

10. Post financial securities based on the approved construction estimate in a format acceptable to the City Attorney. Approval is coordinated through DPW staff.
11. That the new buildings meet all applicable handicap-accessibility requirements of the State of Maryland and the Americans with Disabilities Act of the Federal Government, as well as all construction code requirements of the City of Rockville.
12. The applicant shall sign and return the approval letter prior to the release of any permits.



## Attachment 2: Planned Land Use Map

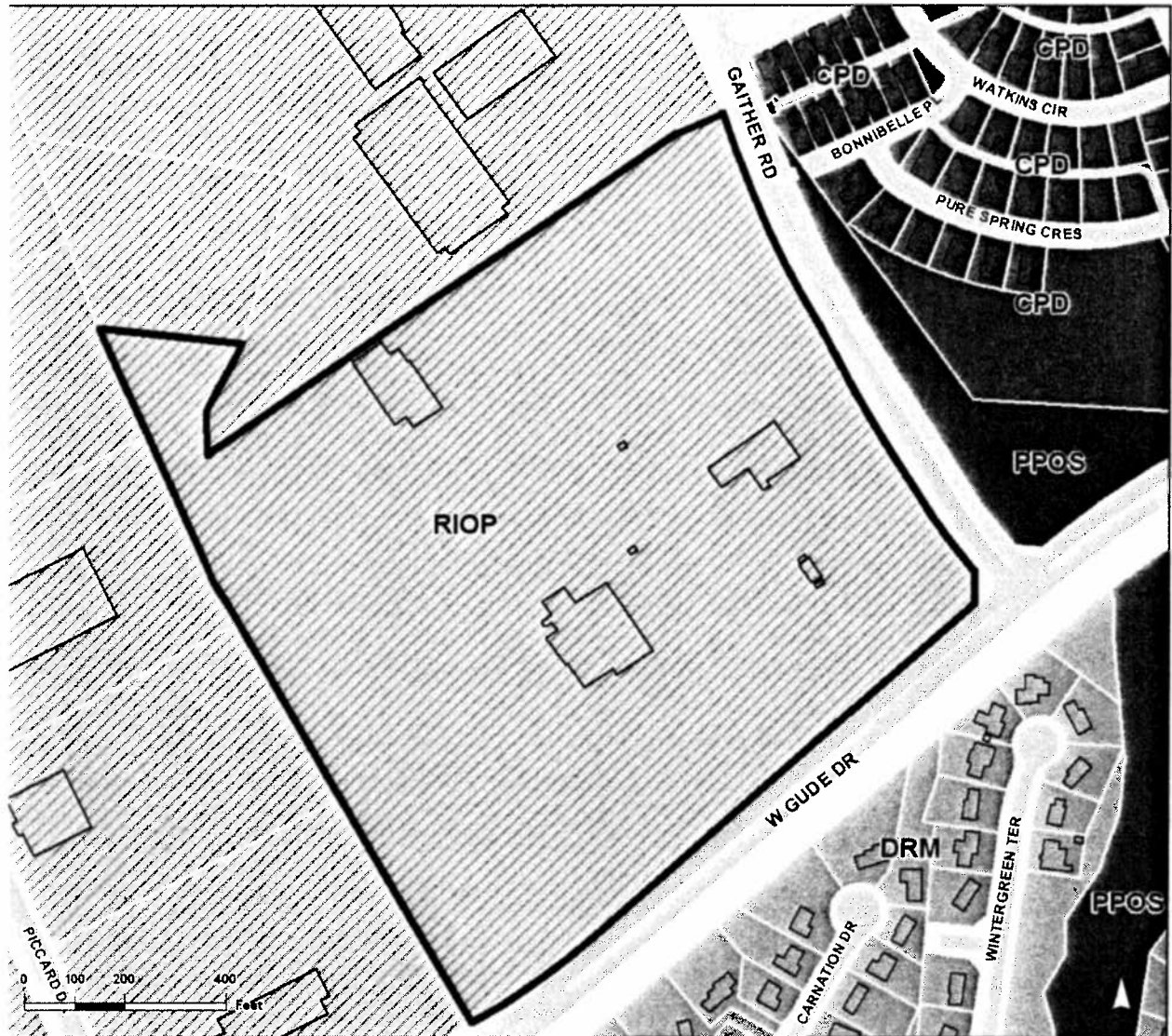


Case Number: STP2013-00146

Address: 201 West Gude Drive

Project Name: WaterShed House

Date: February 21, 2013



### Legend

DRL - Detached Residential (Low Density Less Than 2.5 Units Per Acre)	PRSF - Preferred Residential - Single-family Detached	MUI - Mixed Use Industrial
DRM - Detached Residential (Medium Density 2.5 to 4 Units Per Acre)	PRSFA - Preferred Residential - Single-family Attached	PBF - Public Buildings and Facilities
DRH - Detached Residential (High Density Over 4 Units Per Acre)	PRSFAD - Preferred Residential - Single-family Attached/Detached	PI - Public and Institutional
GA - Garden Apartments	PRMF - Preferred Residential - Multi-family	I - Institutional
AR - Attached Residential	PC - Preferred Commercial	PRCA - Private Recreational and Conservation Area
HRA - High Rise Apartments	POLW - Preferred Office/Live Work Space	POS - Private Open Space
NC - Neighborhood Commercial	PO - Preferred Office	PPOS - Public Park and Open Space
GC - General Commercial	MUPO - Mixed-Use Preferred Office	RPR - Rockville Pike Residential
EC - Entertainment Corridor	MUPR - Mixed-Use Preferred Residential	RPCMUD - Rockville Pike Corridor Mixed-Use Development
SI - Service Industrial	MR - Mixed Residential	CPD - Comprehensive Planned Development
RIOP - Restricted Industrial / Office Park	MUC - Mixed Use Commercial	Rockville city limits
RRW - Rail Right-of-Way	MUD - Mixed Use Development	Maximum Expansion Limit



# Attachment 3: Zoning Map



## Legend

- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PD - Planned Development
- PARK - Park Zone
- IL - Light Industrial

- Rockville city limits
- Zoning Overlays**
- Clusters
- Historic Preservation Parcels
- Lincoln Park Conservation Overlay
- Planned Developments
- Town Center Performance District
- Twinbrook Metro Performance District
- Special Exceptions



# Attachment 3: Zoning Map



## Legend

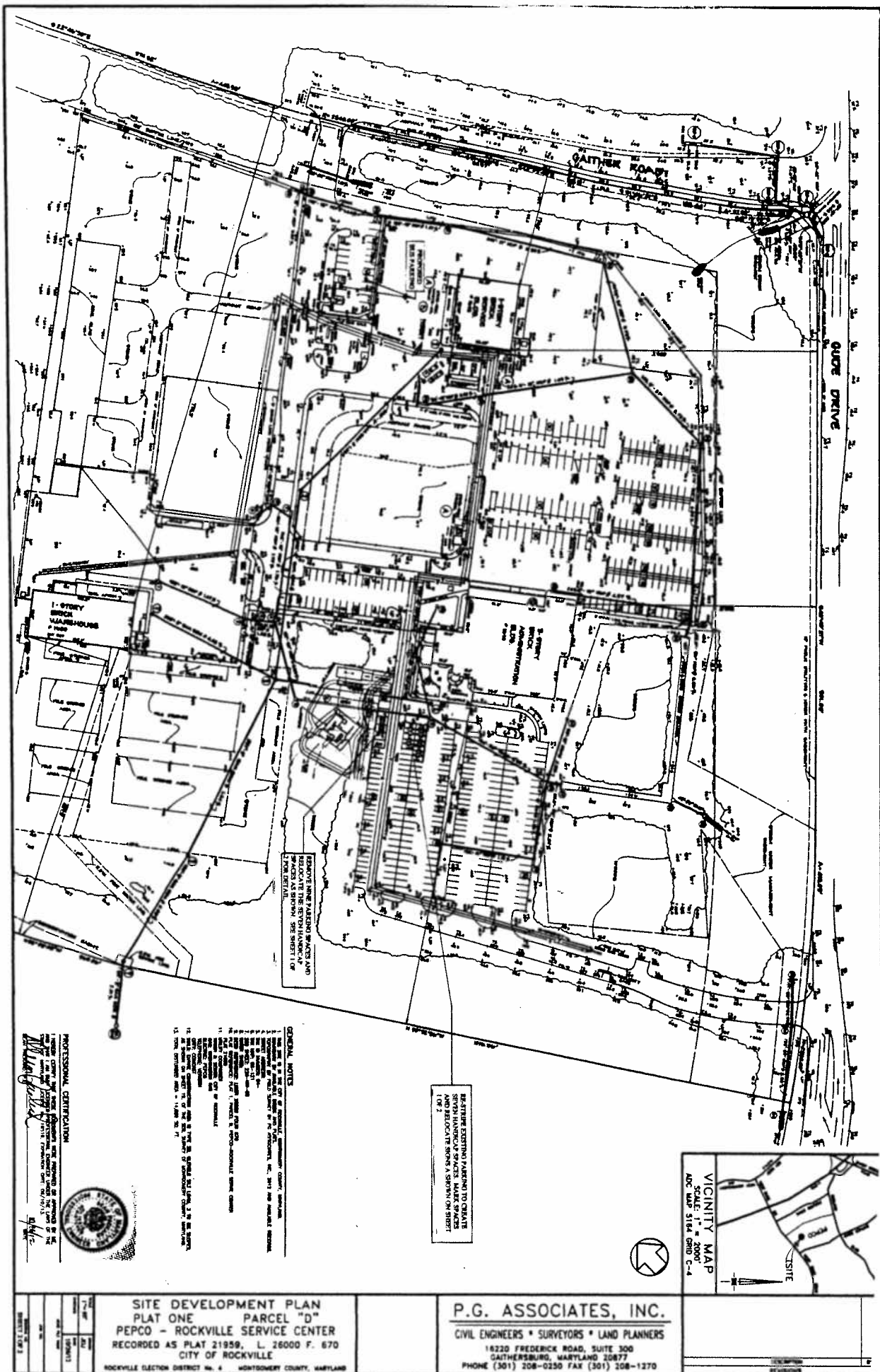
- R-400 - Residential Estate
- R-200 - Suburban Residential
- R-150 - Low Density Residential
- R-90 - Single Unit Detached Dwelling, Restricted Residential
- R-75 - Single Unit Detached Dwelling, Residential
- R-60 - Single Unit Detached Dwelling, Residential
- R-40 - Single Unit Semi-detached Dwelling, Residential
- RMD-10 - Residential Medium Density
- RMD-15 - Residential Medium Density
- RMD-25 - Residential Medium Density

- MXB - Mixed-Use Business
- MXC - Mixed-Use Commercial
- MXCD - Mixed-Use Corridor District
- MXE - Mixed-Use Employment
- MXNC - Mixed-Use Neighborhood Commercial
- MXT - Mixed-Use Transition
- MXTD - Mixed-Use Transit District
- PD - Planned Development
- PARK - Park Zone
- IL - Light Industrial

- Rockville city limits
- Zoning Overlays**
- Clusters
- Historic Preservation Parcels
- Lincoln Park Conservation Overlay
- Planned Developments
- Town Center Performance District
- Twinbrook Metro Performance District
- Special Exceptions

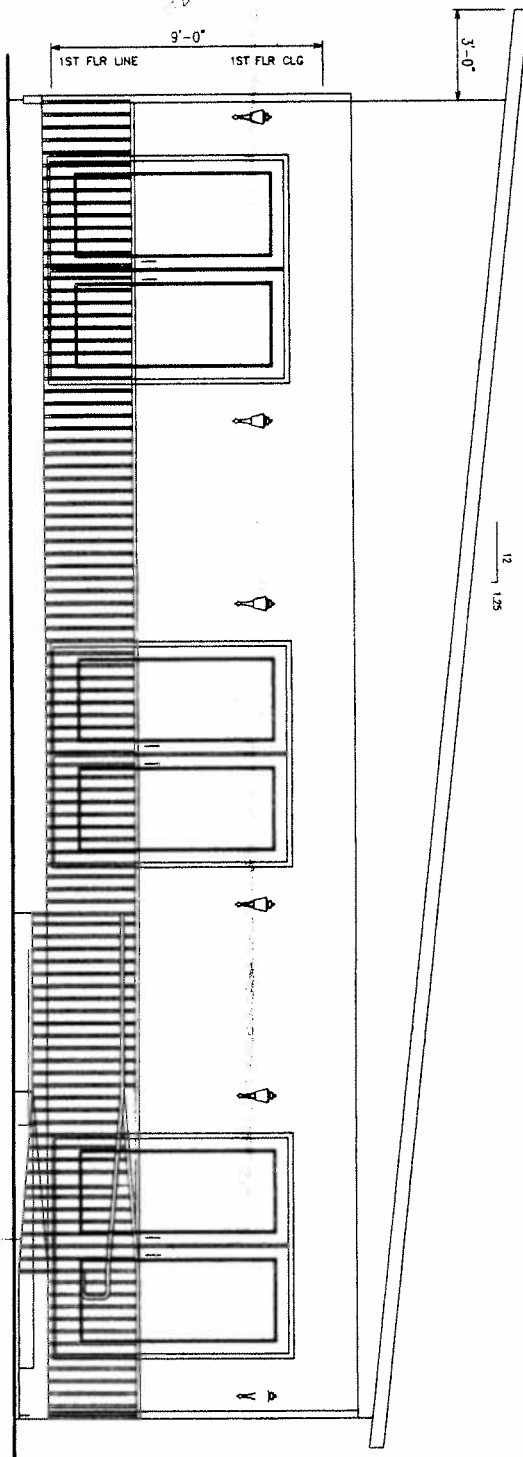
PROPERTY LIST	1
EXTRUSION COMPRESS	2
PROPOSED COMPOUND	3
LIST OF DIMENSIONS	4
MOY TIP (COMPRESS) FLOW FROM	5
INLET LINE	6
EXTRUSION ORIENTED LINES	7
EXTRUSION BENT LINES	8
EXTRUSION SPREAD LINES	9
EXTRUSION UNDERDRIVEN ORG LINES	10
EXTRUSION UNDERDRIVEN ELECTRONIC / CABLE LINES	11
EXTRUSION UNDERDRIVEN ELECTRONIC / CABLE LINES	12
EXTRUSION WOOD FENCE	13
EXTRUSION WOOD FENCE	14
EXTRUSION PAUL FENCE	15
PROPOSED PAUL FENCE	16
PROPOSED PAUL FENCE	17
PROPOSED PAUL FENCE	18
PROPOSED PAUL FENCE	19
PROPOSED PAUL FENCE	20
PROPOSED PAUL FENCE	21
PROPOSED PAUL FENCE	22
PROPOSED PAUL FENCE	23
PROPOSED PAUL FENCE	24
PROPOSED PAUL FENCE	25
PROPOSED PAUL FENCE	26
PROPOSED PAUL FENCE	27
PROPOSED PAUL FENCE	28
PROPOSED PAUL FENCE	29
PROPOSED PAUL FENCE	30
PROPOSED PAUL FENCE	31
PROPOSED PAUL FENCE	32
PROPOSED PAUL FENCE	33
PROPOSED PAUL FENCE	34
PROPOSED PAUL FENCE	35
PROPOSED PAUL FENCE	36
PROPOSED PAUL FENCE	37
PROPOSED PAUL FENCE	38
PROPOSED PAUL FENCE	39
PROPOSED PAUL FENCE	40
PROPOSED PAUL FENCE	41
PROPOSED PAUL FENCE	42
PROPOSED PAUL FENCE	43
PROPOSED PAUL FENCE	44
PROPOSED PAUL FENCE	45
PROPOSED PAUL FENCE	46
PROPOSED PAUL FENCE	47
PROPOSED PAUL FENCE	48
PROPOSED PAUL FENCE	49
PROPOSED PAUL FENCE	50
PROPOSED PAUL FENCE	51
PROPOSED PAUL FENCE	52
PROPOSED PAUL FENCE	53
PROPOSED PAUL FENCE	54
PROPOSED PAUL FENCE	55
PROPOSED PAUL FENCE	56
PROPOSED PAUL FENCE	57
PROPOSED PAUL FENCE	58
PROPOSED PAUL FENCE	59
PROPOSED PAUL FENCE	60
PROPOSED PAUL FENCE	61
PROPOSED PAUL FENCE	62
PROPOSED PAUL FENCE	63
PROPOSED PAUL FENCE	64
PROPOSED PAUL FENCE	65
PROPOSED PAUL FENCE	66
PROPOSED PAUL FENCE	67
PROPOSED PAUL FENCE	68
PROPOSED PAUL FENCE	69
PROPOSED PAUL FENCE	70
PROPOSED PAUL FENCE	71
PROPOSED PAUL FENCE	72
PROPOSED PAUL FENCE	73
PROPOSED PAUL FENCE	74
PROPOSED PAUL FENCE	75
PROPOSED PAUL FENCE	76
PROPOSED PAUL FENCE	77
PROPOSED PAUL FENCE	78
PROPOSED PAUL FENCE	79
PROPOSED PAUL FENCE	80
PROPOSED PAUL FENCE	81
PROPOSED PAUL FENCE	82
PROPOSED PAUL FENCE	83
PROPOSED PAUL FENCE	84
PROPOSED PAUL FENCE	85
PROPOSED PAUL FENCE	86
PROPOSED PAUL FENCE	87
PROPOSED PAUL FENCE	88
PROPOSED PAUL FENCE	89
PROPOSED PAUL FENCE	90
PROPOSED PAUL FENCE	91
PROPOSED PAUL FENCE	92
PROPOSED PAUL FENCE	93
PROPOSED PAUL FENCE	94
PROPOSED PAUL FENCE	95
PROPOSED PAUL FENCE	96
PROPOSED PAUL FENCE	97
PROPOSED PAUL FENCE	98
PROPOSED PAUL FENCE	99
PROPOSED PAUL FENCE	100











# FRONT ELEVATION

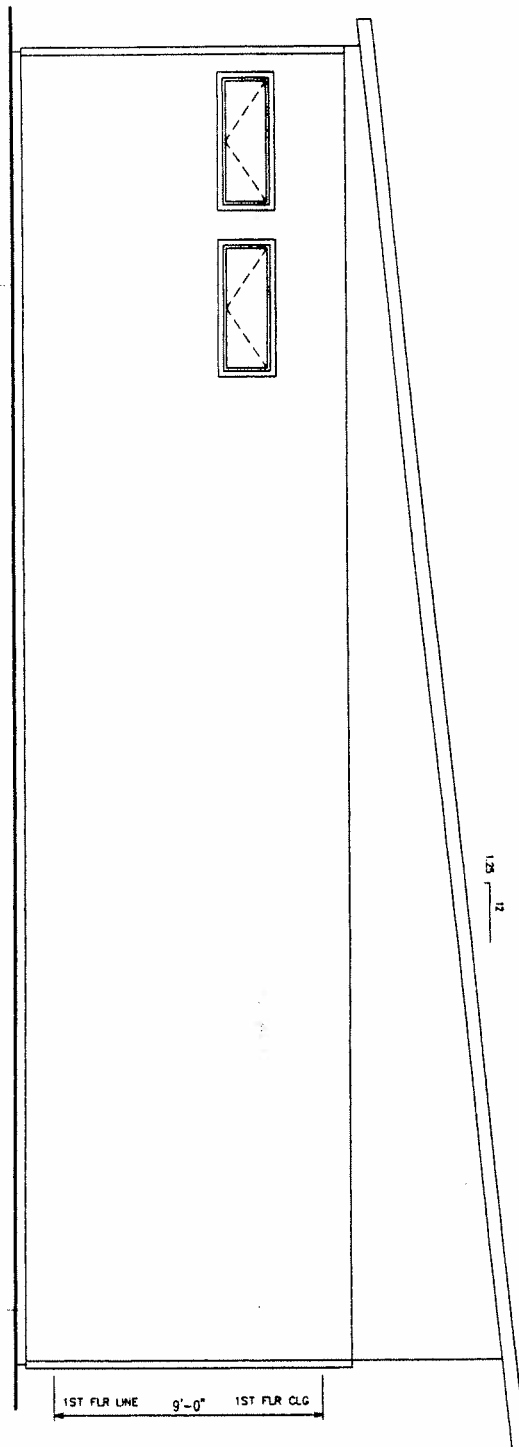
ON-SITE ACCESSIBLE RAMP, PORCH, AND RAILING  
PROVIDED BY AND INSTALLED BY OTHERS

Sheet 6/24/2012 7:19:50 AM by mchroy

RECEIVED  
JAN 11 2013  
ProBuilt Homes

<b>PROBUILT HOMES</b> concepts to reality 43 INDUSTRIAL CIRCLE MIFFLINTOWN, PA 17059 PH: 1-866-436-8677 www.probuiltmodularhomes.com		<b>ProBuilt Homes</b>	
<b>CLIENT PROJECT:</b> Pepco Structure Rockville, Md 20850		<b>BUILDER:</b> Maryland Custom Builders 1042	
<b>REV#</b> 1 2 3	<b>DATE</b> 8-12-12 12-11-12 7/26/13	<b>REVISIONS</b> Revised PA Quoted / Revised Revised 2nd	<b>DATE</b> 6-15-12
<b>DRAWN BY:</b> MK	<b>SCALE</b> 1/4"=1'-0"	<b>SALESMAN</b> AS	<b>DATE</b> 6-15-12
<b>NO.</b> 042714	<b>DATE</b> 6/24/12	<b>TYPE</b> MO	<b>TYPE</b> RANCH
<b>6A</b>	<b>6A</b>	<b>6A</b>	<b>6A</b>

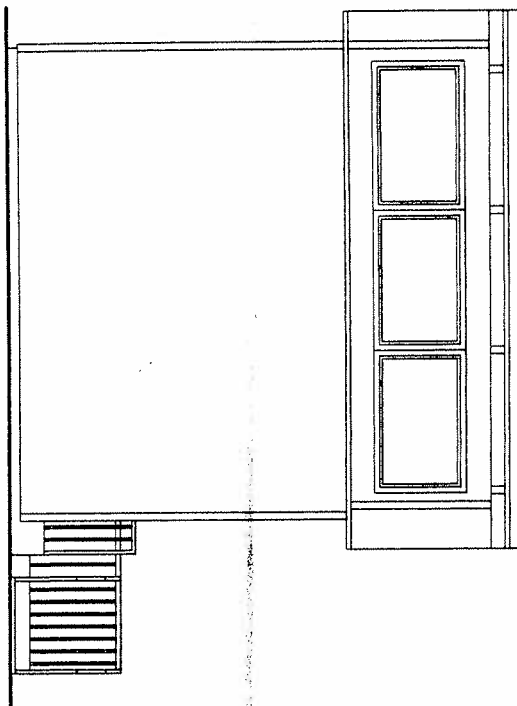
# REAR ELEVATION



Small 8/24/2012 7:19:50 AM by mchby

RECEIVED  
JAN 15 2013  
PROBUILT HOMES

<b>REVISIONS</b> 1. 1/15/12 Revised / Submits 2. 1/26/12 REWORK ON		<b>CUSTOMER/PROJECT</b> Pepco Structure Rockville, Md 20850		<b>ADDRESS</b> 43 INDUSTRIAL CIRCLE MIFFLINTOWN, PA 17059 PH: 1-866-436-8677 www.probuiltmodulathomes.com	
<b>DRAWN BY:</b> MK	<b>DATE:</b> 6-15-12	<b>SCALE:</b> 1/4"=1'-0"	<b>SALESMAN:</b> AS	<b>PROBUILT HOMES</b> concepts to reality <b>ProBuilt Homes</b>	
<b>PROJECT:</b> 6B		<b>DATE:</b> 08/27/12		<b>REVISIONS:</b> 1. 8/27/12	
<b>CLIENT:</b> RANCH		<b>DATE:</b> 09/13		<b>REVISIONS:</b> 1. 09/13	



**LEFT SIDE ELEVATION**  
ON-SITE ACCESSIBLE RAMP, PORCH, AND RAILING  
PROVIDED BY AND INSTALLED BY OTHERS

Send 8/24/2012 7:19:50 AM by mchby

**RECEIVED**  
JAN 11 2013

<b>PROBUILT HOMES</b> 43 INDUSTRIAL CIRCLE MIFFLINTOWN, PA 17059 PH: 1-866-436-8677 <a href="http://www.probuiltmodularhomes.com">www.probuiltmodularhomes.com</a>		<b>CUSTOMER/PROJECT:</b> Pepco Structure Rockville, Md 20850		<b>BUILDER:</b> Maryland Custom Builders	
<b>REVISIONS</b> 1 8-22-12 2 7-17-13 3 7/26/13	<b>DATE</b> 8-22-12 7-17-13 7/26/13	<b>REVISIONS</b> 1 8-22-12 2 7-17-13 3 7/26/13	<b>DATE</b> 8-22-12 7-17-13 7/26/13	<b>SCALE</b> 1/4"=1'-0"	<b>SHEET</b> 5-5
<b>DATE</b> 08/27/14	<b>NOTE:</b> 693	<b>STATE</b> MD	<b>TYPE</b> RANCH	<b>PROJECT</b> 6C	<b>EXTENSION</b> 6C



RECEIVED  
JAN 18 2003

**5-6**





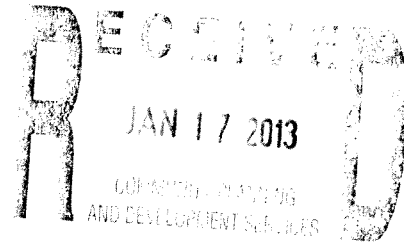
## Attachment 6 – SWM Concept Approval Letter

City of  
**Rockville**  
Get Into It

111 Maryland Avenue | Rockville, Maryland 20850-2364 | 240-314-5000  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

January 15, 2013

Ms. Shuk Yin Chuk  
701 9th Street NW  
Washington DC, 20068



RE: PEPCO Service Center Watershed Building, 201 West Gude Drive  
Pre-application and Development Stormwater Management Concept Approval  
SMP2013-00007

Dear Ms. Chuk:

The Combined Pre-Application and Development Stormwater Management (SWM) Concept received for the above referenced site is conditionally approved. Staff has determined that the Pre-Application and Development SWM Concept, as described below, achieves on-site environmental site design (ESD) to the maximum extent practicable (MEP). The project includes the construction of a pre-fabricated exhibition building, an accessory building with restrooms, walkways and a driveway with a carport.

The project is located on a 40.7-acre site identified as Parcel D in the PEPCO Service Center subdivision. The site is zoned MXE and is in the Watts Branch Watershed.

According to Chapter 19 of the Rockville City Code (Code), the site qualifies as new development because it proposes construction on a property where existing site imperviousness is less than 40 percent.

According to Chapter 19, Section 19-49 and 19-50 of the Code, SWM is required to be provided for the disturbed area since the land disturbance activity involves less than 50 percent of the site. The total on-site impervious area subject to SWM is 0.13 acres.

SWM must also be provided for existing, new and replacement impervious area for 30 feet of the West Gude Drive and Gaither Road Rights-of-way (ROW) in proportion of the disturbed area to the site area. The total impervious area within the adjacent ROW subject to SWM is 0.02 acres.

Your proposed Pre-Application and Development SWM Concept proposes the following:

**Environmental Site Design**

- The Pre-Application and Development SWM Concept proposes to provide 100 percent of the required ESD<sub>v</sub> in the following measures:
  - One microbio-retention facility, providing ESD<sub>v</sub> for 0.10 acres, or 4,313 square feet of impervious area from the exhibition building, accessory building, carport and walkways.
  - Two areas of permeable paving, providing ESD<sub>v</sub> for 0.03 acres, or 1,350 square feet of impervious area from the walkways and driveway.

**Structural Measures**

- None.

**Alternative Measures – Monetary Contribution**

- The Pre-Application and Development SWM Concept proposes to provide Alternative Measures – Monetary Contribution as follows:
  - Q<sub>p10</sub> on-site impervious areas or 0.13 acres.
  - W<sub>qv</sub>, C<sub>pv</sub> and Q<sub>p10</sub> for 0.02 impervious acres in the adjacent ROW of Gaither Road and West Gude Drive.

This SWM concept is conditionally approved subject to the following conditions which must be addressed at the stages in the permitting process as indicated below:

1. Applicant shall make a monetary contribution to the City Stormwater Fund as a SWM Alternative to providing on-site SWM for:
  - a. Q<sub>p10</sub> management for the on-site impervious areas. At the rate of \$20,000 per impervious acre, the fee-in-lieu is estimated to be \$2,600 (0.13 impervious acres x \$20,000/acre).
  - b. W<sub>qv</sub>, C<sub>pv</sub> and Q<sub>p10</sub> for the portion of adjacent ROW that does not drain to an on-site measure. At the rate of \$52,000 per impervious acre, the fee-in-lieu is estimated to be \$1,040 (0.02 impervious acres at \$52,000/acre).

The impervious area used to calculate the monetary contribution will be determined at final engineering and the contribution will be based on the rate at that time. Payment of the monetary contribution is required prior to Stormwater Management Permit (SMP) issuance.

2. The applicant shall submit a SMP application, including the application and plan review fee, which is based on an initially submitted SWM construction cost estimate, in conjunction with detailed SWM plans and computations signed and sealed by a PE for review and approval by DPW.
3. The submitted material must:
  - a. Demonstrate compliance with the SWM Concept including locations, types and sizing of ESD measures.

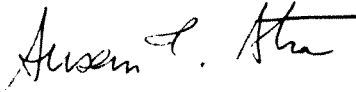
- b. Include micro-bioretenction sections and details for review and approval during final engineering. This section must show the ESD<sub>v</sub> water surface elevation. Pipe configurations within the ESD measure will be determined during final engineering. Design must be in conformance with the Montgomery County Micro-bioretenction Design Specifications dated September 2012.
  - c. Demonstrate that the micro-bioretenction measure is setback at least 10 feet from the foundation of the exhibition building.
  - d. Include the design, construction specifications, plant media depth, plant media specifications, planting schedule with types, sizes and quantities of planting material for the micro-bioretenction measure.
  - e. Include permeable pavement typical sections for review and approval during final engineering.
  - f. Include a Landscape Plan with appropriate planting schedule with types, sizes, and quantities of planting materials, tables, details and notes, sealed by a Registered Landscape Architect, for the micro-bioretenction facility. None of the trees in the micro-bioretenction facility may be utilized to meet Forestry or Zoning tree planting requirements.
  - g. Include a completed SWM Database Sheet (available at the Department of Public Works - DPW).
4. Post financial security based on the approved SWM construction estimate in a format acceptable to the City Attorney, either by letter of credit or performance bond. Approval, which is coordinated through DPW staff, required prior to SMP issuance.
5. Submit to DPW staff a SWM Easement, Inspection and Maintenance Agreement (Agreement) for the on-site SWM measures; the easement must be executed by the property owner and other parties of interest for review and approval by DPW and the City Attorney Office. Please ensure that the draft easement identifies the property owner and all other parties of interest on the signature page.
6. Access to all aspects of the SWM facilities will be determined in conjunction with final engineering and must be included in the SWM Agreement. After the Agreement is approved by the City, it must be executed and recorded in the Montgomery County Land Records prior to SMP permit issuance.
7. Obtain approval of a Forest Conservation Plan (FCP) from the City Forester prior to DPW issuance of SMP and Sediment Control (SCP) permits.

This Pre-Application and Development SWM Concept does not supersede or negate other required project approvals. The Concept approval is contingent on meeting all other City and governmental agency requirements as may be applicable including, but not limited to Forestry and Community Planning.

Any significant modification, revisions or alterations to the approved types, methods, locations and sizes of SWM measures approved with this SWM Concept may result in the requirement to submit a revised SWM Concept for approval by DPW.

If you have any questions, please contact Daniel Kane via e-mail at [dkane@rockvillemd.gov](mailto:dkane@rockvillemd.gov) or via telephone at 240-314-8523.

Sincerely,



Susan T. Straus, PE  
Chief of Engineering

STS/DK/kmc

cc: Mark Wessel, Engineering Supervisor  
Daniel Kane, Civil Engineer II  
Andrew Gunning, Assistant Director, CPDS  
Jim Wasilak, Chief of Planning  
Robert Purkey Jr., Acting Chief of Inspection Services  
Margaret Hall, Planner II  
Elise Cary, Assistant City Forester  
Dean Packard, P.G. Associates  
SWM Concept file - SMP2013-00007  
Day file